

- **Attractively modernised end terrace house**
- **Ready for immediate occupation/letting**
- **Gas central heating, uPVC double glazing**
- **Enclosed rear garden**
- **Recently refurbished bathroom**
- **Convenient for Northern General Hospital & Meadowhall**

Ground Floor

Sitting room 3.46m × 3.48m
 Dining kitchen 3.39m × 3.49m
 opening to 4.32m
 Rear porch

First Floor

Landing
 Front bedroom 3.49m × 3.48m
 Rear bedroom 2.50m × 2.05m
 Bathroom/WC – off rear bedroom
 2.53m × 1.33m with modern white
 suite, shower & heated towel rail

Second Floor

Attic Bedroom 5.12m × 3.49m with
 rear facing Velux window

Outside

Raised forecourt
 Enclosed rear garden

Note There is an outbreak of
 Japanese Knotweed on the
 adjoining site

Tenure

Freehold
 The advertising hoarding to the
 gable wall is held Leasehold for 99

years from 30th May
 2007

EPC Rating E

A full copy of the EPC
 will be available to view
 via our website

VIEWING

Strictly by appointment
 with the auctioneers
 01142760151
 or reception@
 markjenkinson.co.uk

SOLICITORS

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